

**Minutes  
Williamson County  
Board of Zoning Appeals  
February 28, 2008**

**Members Present**

Dave Ausbrooks, Chairman  
Don Crohan, Secretary  
Ed Jagers  
Sue Workman

**Staff Present**

Lee Sanders  
Linda Hodges  
Brenda Midgett  
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on February 28, 2008, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Ed Jagers made the motion to approve the minutes of the November 15, 2007, meeting as printed, and Sue Workman seconded the motion. The motion was unanimously approved.

**ITEM 1**

**A request by Mike Freeman for approval of an Event of Public Interest, Extensive Impact (2008 Tennessee Renaissance Festival) at 2124 New Castle Road. The property is zoned Suburban Estate and is located in the 5<sup>th</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized for the aerial view of the property and site plan. Lee Sanders indicated to the Board the activity sites for the Renaissance Festival and the adjoining property owners. Mr. Sanders stated the site is bordered by State Route 840, Highway 96 East/Murfreesboro Road, New Castle Road and a few adjoining property owners. He stated two vendor sites have been changed from last year's locations. Mr. Sanders stated there will be several water vendors available along with six water taps. He stated that an old house that is located on the property has now been changed into a storage building. Mr. Sanders stated that for Friday, May 2, 2008 a request has been made in order to have a school day visitation to begin at 8:30 a.m. instead of the normal start time of 10:00 a.m. He stated the photo studio was approved by the Planning Commission for a residential business. Mr. Sanders stated that the storage units have been removed from the location that was formerly next to Eddie Ray, an adjoining property owner. He stated the application for the request was complete.

Chairman Ausbrooks asked the applicants if they had anything else to add to Mr. Sanders' explanation of the item.

Mr. & Mrs. Freeman and Attorney Jim Fisher represented the item. Mr. Freeman stated his wife is now retired from teaching and works full time for the festival. He stated Mrs. Freeman also has other teachers helping with the festival.

Mr. Fisher thanked the Board and stated Mr. Freeman's Special Event has grown over the years and asked that the Board grant Mr. Freeman's request, stating that all the requirements of the ordinance have been met.

Chairman Ausbrooks opened the meeting to the public.

There being no one to speak, Chairman Ausbrooks closed the public hearing.

Sue Workman asked Mr. Freeman if there were any major issues or problems last year.

Mr. Freeman stated the only problems occurred when people did not follow posted rules. He stated this is a family venue and everyone is made aware of the rules. Mr. Freeman stated that he has police at the site to ensure that people don't get hurt. He stated he only received small complaints, and no major complaints.

Mr. Fisher stated Mrs. Freeman monitors the site and that he has never seen any problems.

Chairman Ausbrooks asked Mr. Freeman if anyone has ever been arrested or have had any serious injuries at the site. He stated documentation should be kept for such cases.

Mrs. Freeman stated one person was injured on a ride and one person was talked to by the police.

Mr. Freeman stated all accidents have been kept on record.

Chairman Ausbrooks asked about the water provisions.

Mrs. Freeman stated water is free to workers and provided with water tickets.

Mr. Fisher stated all buffers were met.

Mr. Sanders stated the staff has not received any complaints.

Ed Jagers asked if professional medical staff would be available.

Mr. Freeman stated yes.

Mrs. Freeman stated someone is always on hand for medical needs.

Don Crohan made a motion to approve the request for a Special Use for the event and a Variance for the earlier starting time for Friday, May 2, 2008, finding that the requirements of Sections 4620 G and 9410 of the zoning ordinance have been met. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

**ITEM 2**

**Other Business** - Discussion on zoning ordinance updates.

Lee Sanders passed out a survey created by the Planning Department and their consultants. Mr. Sanders explained to the Board that once the survey was completed, it should be mailed back to Mr. Holmes in the Planning Department. Future ordinance amendments will be needed to achieve the goals of the recently adopted Comprehensive Plan.

Mr. Sanders reminded the Board members that this month's agenda packet included new pages to replace old pages in their Zoning Ordinance copy. The pages reflect ordinance amendments adopted several months ago due to Waste Water regulations.

Don Crohan spoke to the Board about more recent ordinance changes regarding floor area ratio for churches and any non-residential lots. He added, this will allow for larger buildings on the often small lots of rural churches.

Chairman Ausbrooks asked staff about whether mother-in-law apartment sizes had been discussed for ordinance amendment.

Mr. Sanders stated that Planning Department had just started the process of ordinance review. The updates recently adopted (waster water and floor area for Churches) were in the works prior to the new update initiative.

There being no further business to come before the Board, meeting was adjourned.

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Secretary's Signature

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Date